153.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,300 / 782,300
					USE VALUE:	782,300 / 782,300
					ASSESSED:	782,300 / 782,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERGNANI DIANE M
Owner 2:	
Owner 3:	
Street 1:	29 BELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RIELLY THOMAS M & DIANE M -
Owner 2:	-
Street 1:	29 BELLINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1927, having primarily Wood Shingle Exterior and 2225 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7507.000	266,100		516,200	782,300
Total Card	0.172	266,100		516,200	782,300
Total Parcel	0.172	266,100		516,200	782,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.63 /Parcel: 351.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102098

GIS Ref

GIS Ref

Insp Date 04/27/18

!12050!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	266,100	0	7,507.	516,200	782,300		Year end	12/23/2021
2021	101	FV	257,200	0	7,507.	516,200	773,400		Year End Roll	12/10/2020
2020	101	FV	257,400	0	7,507.	516,200	773,600	773,600	Year End Roll	12/18/2019
2019	101	FV	217,700	0	7,507.	483,900	701,600	701,600	Year End Roll	1/3/2019
2018	101	FV	217,700	0	7,507.	400,000	617,700	617,700	Year End Roll	12/20/2017
2017	101	FV	217,700	0	7,507.	367,800	585,500	585,500	Year End Roll	1/3/2017
2016	101	FV	217,700	0	7,507.	335,500	553,200	553,200	Year End	1/4/2016
2015	101	FV	204,700	0	7,507.	329,100	533,800	533,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:46:47

LAST REV

Date	Time
05/15/18	09:51:03
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12050

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIELLY THOMAS M	53690-465		10/19/2009	Family	1	No	No		
	17336-399		8/1/1986		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	102098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2001	547	Addition	25,000	C				12X12 ADDITION
12/9/1994	655		27,000					FINISH BASEMENT
11/9/1992	584	Manual	2,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	MEAS&NOTICE	BS	Barbara S
11/10/2008	Meas/Inspect	189	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7507		Sq. Ft.	Site		0	80.	0.86	9									516,169						516,200	

Total AC/HA:	0.17234	Total SF/SM:	7507	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	516,169	Spl Credit		Total:	516,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	145.530
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385721
Depreciation:	119574
Depreciated Total:	266148

COMMENTS

EST/BMT. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

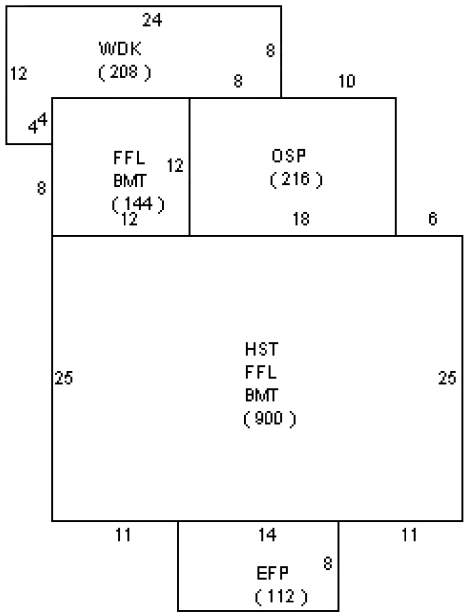
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	145.53
Special Features:	0	Val/Su Net:	86.56
Final Total:	266100	Val/Su SzAd	178.11

SKETCH



Sum Area By Label :
HST = 900
FFL = 1044
BMT = 1044
EFP = 112
OSP = 216
WDK = 208

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	63.520	66,319
FFL	First Floor	1,044	145.530	151,934
HST	Half Story	450	145.530	65,489
OSP	Screen Porch	216	26.020	5,621
WDK	Deck	208	10.590	2,203
EFP	Enclos Porch	112	50.500	5,656

Net Sketched Area:	3,074	Total:	297,222
Size Ad	1494	Gross Area	3524	FinArea	2225
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X9	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	